

**RANCHO REATA  
PARCEL A  
Project Narrative**

**Case # 682-PA-2004**

**OVERVIEW**

Rancho Reata is an approximately twenty five (25) net acre mixed-use development to be located at the northeast corner of Alma School and Jomax Roads (the "Property") in the northern portion of the City of Scottsdale ("Scottsdale"). The Property, formerly known as the "Cookshack" parcel, was zoned in 1984 to Planned Community Center, Hillside District (now referred to as "PCC ESL"). An amendment to the 1984 zoning stipulations was approved in 2004. Parcel A is a 1.86 acre parcel located at the southeast corner of the Property adjacent to the Reata Pass Wash.

**REQUEST**

This request is for Development Review Board approval of the site plan, building elevations, and the landscape plans for Parcel A.

**CONTEXT**

The Property is surrounded by resort, master planned communities and residential land uses. The area surrounding the Property includes a mix of zoning categories (PCC, C-2, R1-18, R1-35, R1-43, R1-190 and OS) and land use designations (commercial, suburban neighborhood and rural neighborhood). The development in the area includes the master planned communities of Estancia, Troon Village and Desert Highlands. Additionally, commercial and residential uses are proposed for the remainder of the Property.

**ZONING DISTRICT**

The PCC zoning district has the following stated purpose in the City Zoning Ordinance:

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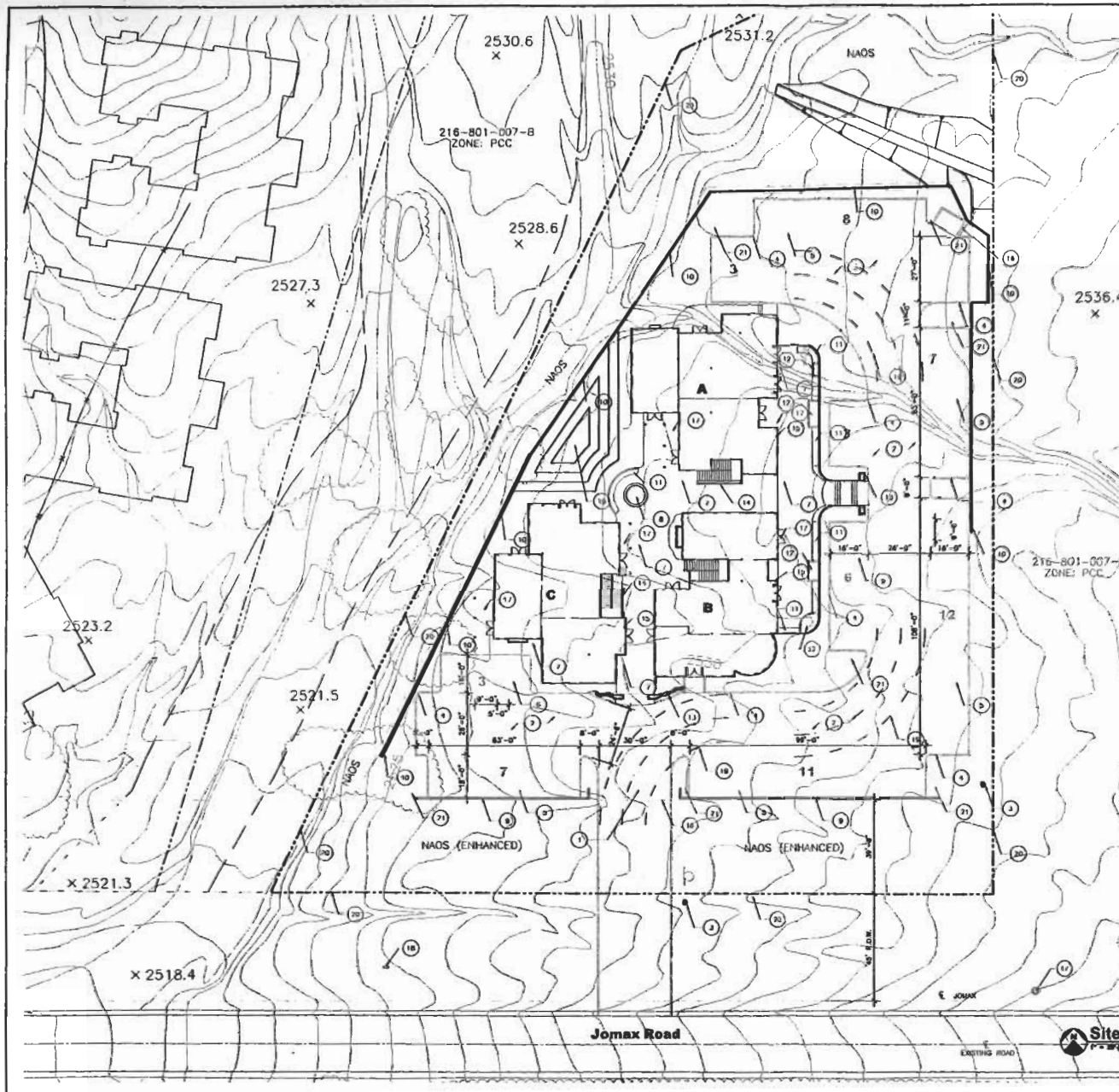
The purpose of the planned community center district is to provide for a larger variety of goods than is normally found in a typical neighborhood shopping center. It is further intended to provide for a group of shoppers' goods, personal, professional, repair, business and financial services. It is also intended to promote a more economical and efficient use of the land by permitting residential uses to allow a balance of day and nighttime activity.

The PCC zoning district promotes development with a mixture of uses, including retail, office and residential, to allow for development of a "live, work and play" environment.

As a result of the 2004 zoning stipulation amendment, additional limitations were placed on Parcel A. Specifically, the building height is limited to twenty four (24) feet, the minimum building setbacks along the southern and eastern property boundaries were increased and the use was limited to commercial.

### **DEVELOPMENT PLAN**

Parcel A will be developed with three 5,000 square foot buildings oriented towards a courtyard which takes advantage of the natural beauty of the Reata Pass Wash running through the Property. The thematic character and architectural style for Parcel A will compliment Scottsdale's historic western heritage by showcasing southwestern building themes utilizing a combination of pueblo, territorial and western ranch architectural features and materials. In addition, the architecture of the buildings on Parcel A will incorporate a small village planning pattern designed to depict structures built over time. The development will contain three (3) individual buildings each having a unique foot print and elevation. The buildings will be integrated by the use of architectural elements, landscape, and pedestrian and vehicular circulation.



## General Site Notes

A. TO BE DETERMINED.

## Keynotes

1. SO DEVELOPMENT WITH ASPHALT DRIVEWAYS.
2. PARKING AREA AND MANUEVERING AREAS TO BE ASPHALT OVER ABC.
3. EXISTING POWER POLES.
4. CONCRETE CURBS.
5. IF A NEW PARKING STALL PER CITY OF AGGREGATE STANDARD IS 10.
6. IF A NEW ACCESSIBLE STALL WITH 8 ACCESSIBLE PER CITY OF AGGREGATE STANDARD, TABLE 12, WITH ACCESSIBLE PARKING MARKING AND POST 10.
7. BACK PAVEMENT AS QUARTZ AND SAND PAVEMENT.
8. FOUNDATION FEATURES AT CONCRETE.
9. SITE SCREEN WALLS, PROVIDE 8 HOURS REVELATION WHERE REQUIRED PER CITY OF AGGREGATE.
10. SITE SCREEN WALLS, PROVIDE 8 HOURS REVELATION WHERE REQUIRED PER CITY OF AGGREGATE.
11. SAND SEATING REVEALED WITH SITE REVEALING WALLS.
12. PLASTER REVEALED WITH SITE REVEALING WALLS.
13. SLOPE WALL FEATURES, SEE ELEVATIONS.
14. TOWER FEATURES, SEE ELEVATIONS.
15. SEE AT 20' OF VERTICALLY FEATURE LOCATIONS.
16. TOWER FEATURES WITH OPENING GATES, FENCE AND COLOR TO MATCH BUILDING.
17. BUILDING OVERLAYS.
18. SANDSTONE.
19. MANUEVERING AREAS.

## Project Information

DR. CASE: B. B. PA 2004  
 PARCELS: 216-801-007-A  
 EXISTING ZONING: PCC  
 PROPOSED ZONING: PCC  
 SITE AREA: 81,115 S.F. (1.86 AC.)  
 OPEN SPACE REQUIRED: 18,081 S.F.  
 OPEN SPACE PROVIDED: 17,151 S.F.  
 POLYMER TYPE: SERVICE - B  
 CONSTRUCTION TYPE: V-6  
 TOTAL BUILDING AREA:  
 BUILDING A: 4,800 S.F.  
 BUILDING B: 4,800 S.F.  
 BUILDING C: 5,000 S.F.  
 TOTAL: 14,600 S.F.  
 OCCUPANT LOAD:  
 OFFICE (BLDG. A): 4,800 / 100 = 48.0  
 TOTAL: 48  
 EXITS REQUIRED: OFFICE (BLDG. A) #2  
 EXITS PROVIDED: OFFICE (BLDG. A) #2  
 OFFICE (BLDG. B): 4,800 / 100 = 48.0  
 TOTAL: 48  
 EXITS REQUIRED: OFFICE (BLDG. B) #2  
 EXITS PROVIDED: OFFICE (BLDG. B) #2  
 OFFICE (BLDG. C): 5,000 / 100 = 50.0  
 TOTAL: 50  
 EXITS REQUIRED: OFFICE (BLDG. C) #2  
 EXITS PROVIDED: OFFICE (BLDG. C) #2  
 PARKING REQUIRED: 14,600 S.F. / 100 = 146 SPACES  
 ACCESSIBLE REQUIRED: 3  
 PARKING PROVIDED: 80 SPACES  
 ACCESSIBLE PROVIDED: 3

## Vicinity Map



22 East Marshall Drive #100  
 Phoenix, Arizona 85018  
 (602) 258-7777 Phone  
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 Project Manager:  
 Scott Wunderlich  
[swunderlich@cityspaces.net](mailto:swunderlich@cityspaces.net)

**Rancho Reata - Parcel A**  
 Alma School Road and Jomax, Scottsdale, Arizona



682-PA-2004

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 AZ-774

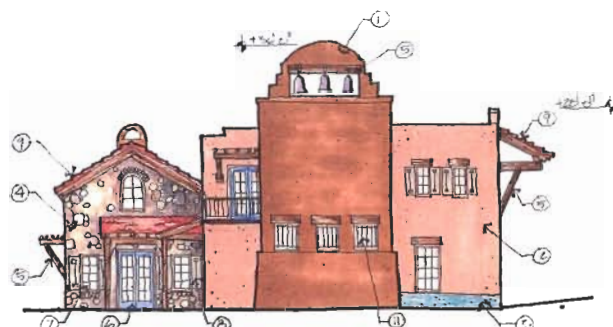
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Site Plan

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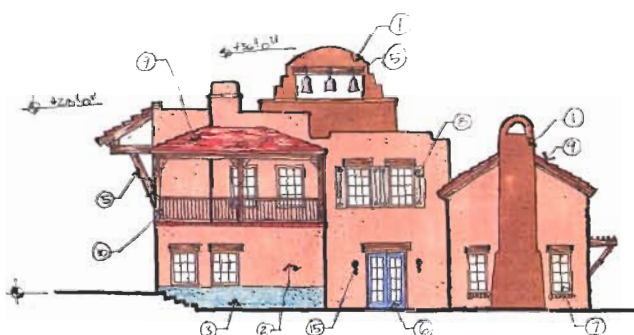
**SOUTH ELEVATION - Building A**

1/8" = 1'-0"



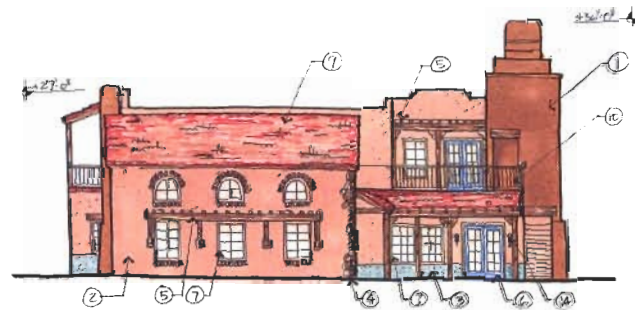
**EAST ELEVATION - Building A**

1/8" = 1'-0"



**NORTH ELEVATION - Building A**

1/8" = 1'-0"



**WEST ELEVATION - Building A**

1/8" = 1'-0"

### Keynotes

1. STUCCO FINISH, ROUGH TEXTURE WITH MIMIC STONE/SUPPOSED PAINT
2. STUCCO FINISH, SMOOTH TEXTURE, PAINT
3. PAINTED WINGSOT WITH SCALLOPED EDGE AT STUCCO WALL
4. RANDOM FIELD STONE VENEER WITH SLOPPY MORTAR, DESIGN BLEND OF THREE VARIETIES
5. EXPOSED ROUGH SAWNWOOD STRUCTURAL MEMBERS (HEADERS, BRACES AND BEAMS)
6. WOOD FRAME DOORS - PAINTED
7. WOOD FRAME WINDOWS - PAINTED
8. WOOD SHUTTERS - PAINTED AND WEATHERED
9. CLAY TILE
10. BLACK METAL MULLIONS
11. BLACK METAL GRATE IN WALL OPENING
12. NICHE IN WALL
13. WATER FEATURE IN WALL NICHE
14. WALL SCORCE AT COVERED OR BUILT STONE
15. WALL DECORATION PIECE AT DOORS WITH NOE SCORING
16. FIREPLACE AND CHIMNEY
17. ROCK RUBBLE WALL



**CITY SPACES**

COMMERCIAL ARCHITECTURE  
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**Rancho Reata - Parcel A**  
Alma School Road and Jomax, Scottsdale, Arizona

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Revisions

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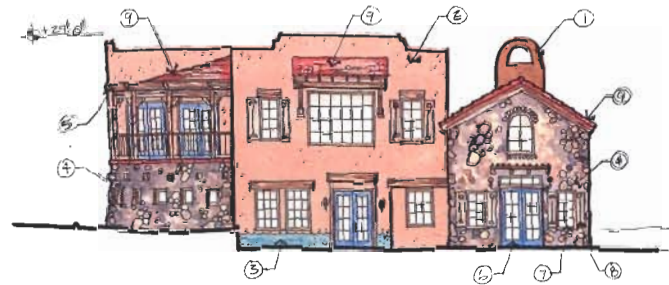
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**A4.1**  
Elevations - Day A

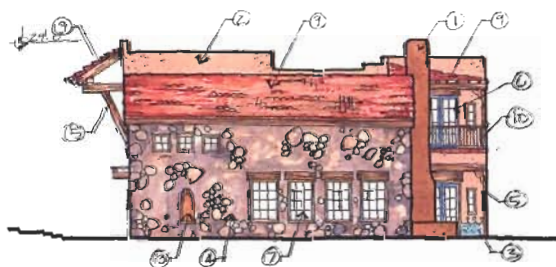
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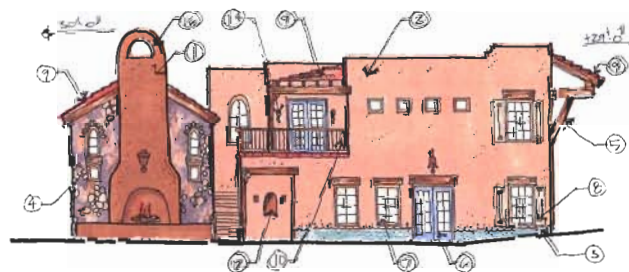
**SOUTH ELEVATION - Building B**



**EAST ELEVATION - Building B**



**NORTH ELEVATION - Building B**



**WEST ELEVATION - Building B**

### Keynotes

1. STUCCO FINISH, ROUGH TEXTURE, STRAIN EXPOSED, PAINT
2. STUCCO FINISH, SMOOTH TEXTURE, PAINT
3. PAINTED WOODWORK WITH SCULPTED ROSES AT STUCCO WALL
4. RANDOM FIELD STONE VENEER WITH SLOPPY MORTAR, DISCRETE BLEND OF THREE VARIETIES
5. EXPOSED ROUGH SAWN WOOD STRUCTURAL (WHERE BEAMS, BRACES AND BATTENS)
6. WOOD FRAME DOORS - PAINTED
7. WOOD SHUTTERS - PAINTED AND WEATHERED
8. CLAY TILE
9. BLACK METAL GUARDRAIL
10. BLACK METAL GRATE IN WALL OPENING
11. NICHE IN WALL
12. WHITE PLASTER AT WALL NICHE
13. WALL SCONCE AS COVERED ON INSET DOORS
14. WALL DECORATION PIECE AT DOORS WITH NO COVERING
15. FIREPLACE AND CHIMNEY
16. ROCK RUBBLE WALL

**Rancho Reata - Parcel A**  
Alma School Road and Jomax, Scottsdale, Arizona

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Revising  
682-PA-2034

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3/24/05  
AZ-774

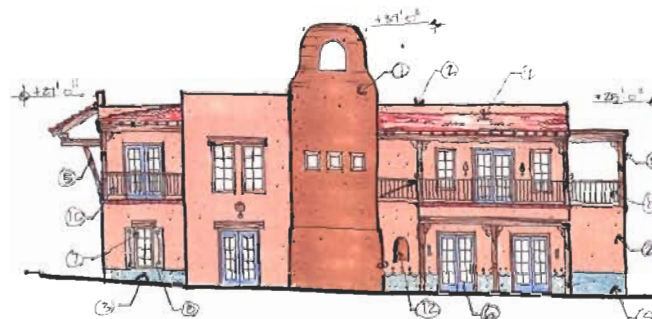
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Elevations - Bldg. B



**SOUTH ELEVATION - Building C**

1/8" = 1'-0"



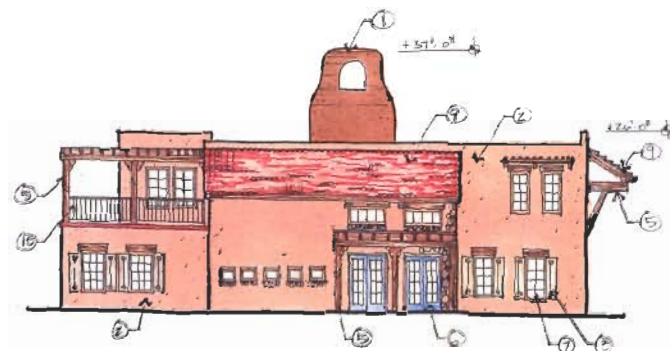
**EAST ELEVATION - Building C**

1/8" = 1'-0"



**NORTH ELEVATION - Building C**

1/8" = 1'-0"



**WEST ELEVATION - Building C**

1/8" = 1'-0"

### Keynotes

1. STUCCO FINISH, ROUGH TEXTURE & APPEARANCE EXPOSED, PAINT
2. STUCCO FINISH, SMOOTH TEXTURE, PAINT
3. PAINTED WOODWORK WITH SCALLOPED EDGE AT STUCCO WALL
4. RANDOM FIELD STONE VENEER WITH SLOPPY MORTAR, DESIGN BLEND OF THREE VARIETIES
5. EXPOSED ROUGH SAWY WOOD STRUCTURAL MEMBERS (HEADERS, BRACES AND BEAMS)
6. WOOD FRAME DOORS - PAINTED
7. WOOD SHUTTERS - PAINTED AND WEATHERED
8. CLAY TILE
9. 1/2" BLACK METAL GUARDRAIL
10. BLACK METAL GRATE PL WALL OPENING
11. NICHE IN WALL
12. WATER FEATURE IN WALL NICHE
13. WALL NICHE AT COVERED OR PORCH DOORS
14. WALL DECORATION PIECE AT DOORS WITH AND COVERING
15. FIREPLACE AND CHIMNEY
16. ROCK RUBBLE WALL



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**Rancho Reata - Parcel A**  
Alma School Road and Jomax, Scottsdale, Arizona

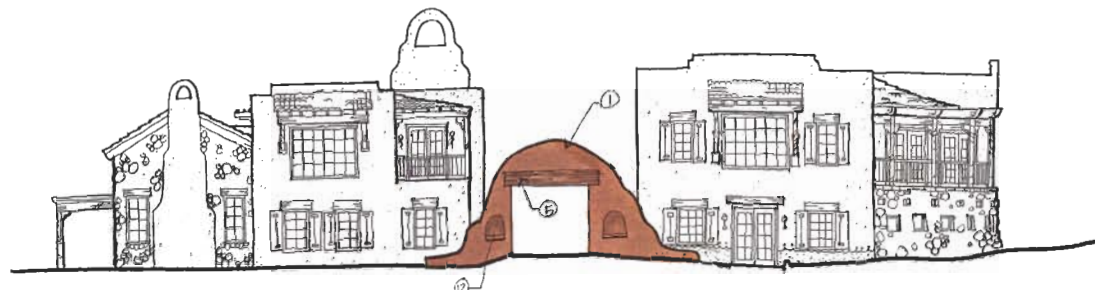
Revisions
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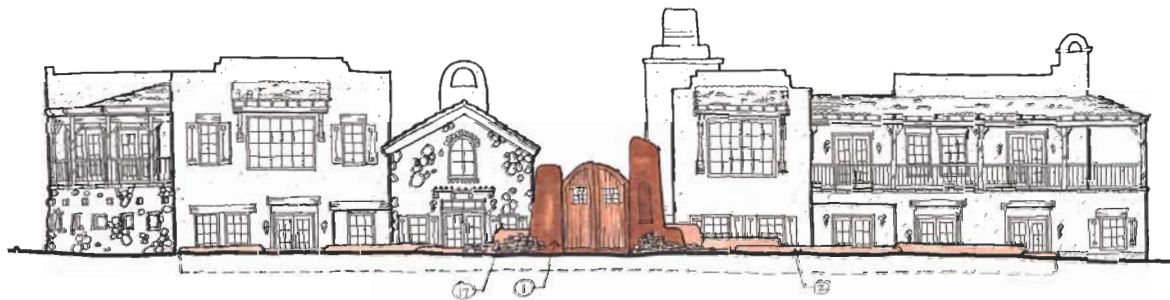
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**A4.3**  
Elevations - Bldg C

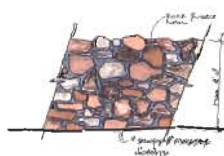




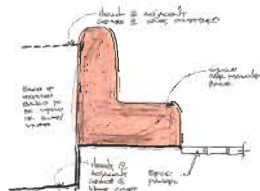
ELEVATION AT SOUTH ENTRY  
1/8" = 1'-0"



ELEVATION AT EAST ENTRY  
1/8" = 1'-0"



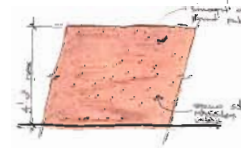
Rock Wall Elevation  
N.T.S.



Bench Elevation  
N.T.S.



Split Rail Fence  
N.T.S.



Stucco Wall Elevation  
N.T.S.



Slump/Stucco Wall Elevation  
N.T.S.

## Keynotes

1. STUCCO FINISH, ROUGH TEXTURE WITH MINIMAL STRAW EXPOSED, PAINT
2. STUCCO FINISH, SMOOTH TEXTURE, PAINT
3. PAINTED WOODWORK WITH SCALING & BROWN STUCCO WALL
4. RANDOM FIELD STONE VENEER WITH SLOPPY MORTAR, BROWN BLEND OF THREE VARIANTS
5. EXPOSED SOLID BARN WOOD STRUCTURAL MEMBERS (HEADERS, BRACES AND BEAMS)
6. WOOD FRAME DOORS - PAINTED
7. WOOD FRAME WINDOWS - PAINTED
8. WOOD SHUTTERS - PAINTED AND VENEERED
9. CLAY TILE
10. BLACK METAL GUARDRAIL
11. BLACK METAL GRATE IN WALL OPENING
12. SCHE IN WALL
13. WATER FEATURE IN WALL NICHE
14. WALL SCORCH AT COVERED OR INSET DOORS
15. WALL DECORATION PIECE AT DOORS WITH NO COVERING
16. FIREPLACE AND SHIMMEL
17. ROCK RUBBLE WALL
18. CHIMNEY AND FIREPLACE



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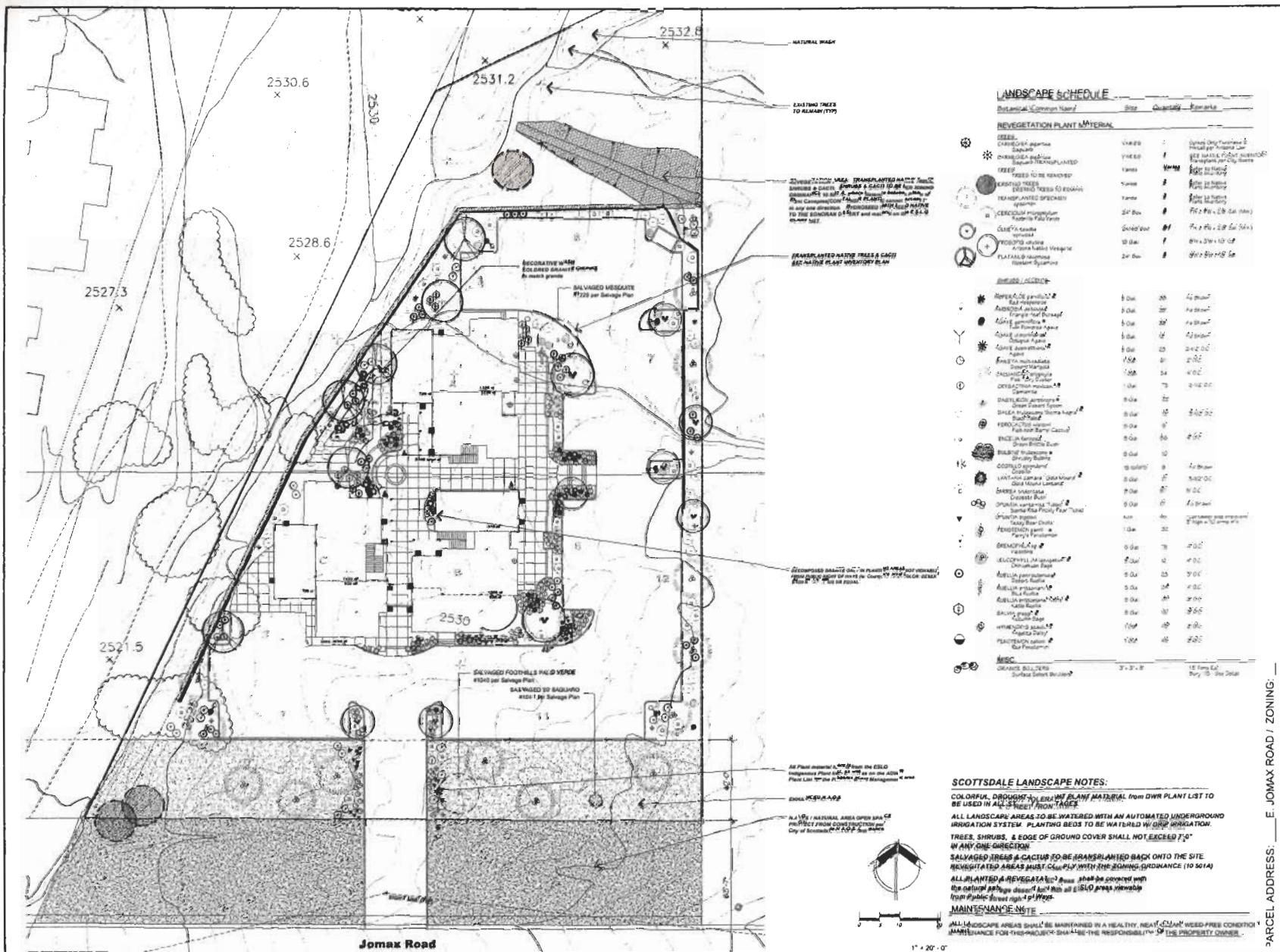
Rancho Reata - Parcel A  
Alma School Road and Jomax, Scottsdale, Arizona



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# LANDSCAPE SCHEDULE

Botanical Common Name	Size	Quantity	Remarks
<b>REVEGETATION PLANT MATERIAL</b>			
1. CACTUS			
1.1. CHolla	1' x 1'	1	1' x 1' x 1' x 1'
1.2. CHolla	1' x 1'	1	1' x 1' x 1' x 1'
1.3. CHolla	1' x 1'	1	1' x 1' x 1' x 1'
1.4. CHolla	1' x 1'	1	1' x 1' x 1' x 1'
1.5. CHolla	1' x 1'	1	1' x 1' x 1' x 1'
1.6. CHolla	1' x 1'	1	1' x 1' x 1' x 1'
1.7. CHolla	1' x 1'	1	1' x 1' x 1' x 1'
1.8. CHolla	1' x 1'	1	1' x 1' x 1' x 1'
1.9. CHolla	1' x 1'	1	1' x 1' x 1' x 1'
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1.14. CHolla	1' x 1'	1	1' x 1' x 1' x 1'
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1.16. CHolla	1' x 1'	1	1' x 1' x 1' x 1'
1.17. CHolla	1' x 1'	1	1' x 1' x 1' x 1'
1.18. CHolla	1' x 1'	1	1' x 1' x 1' x 1'
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1.96. CHolla	1' x 1'	1	1' x 1' x 1' x 1'
1.97. CHolla	1' x 1'	1	1' x 1' x 1' x 1'
1.98. CHolla	1' x 1'	1	1' x 1' x 1' x 1'
1.99. CHolla	1' x 1'	1	1' x 1' x 1' x 1'
1.100. CHolla	1' x 1'	1	1' x 1' x 1' x 1'

## SCOTTSDALE LANDSCAPE NOTES:

COLORFUL, DROUGHT-TOLERANT PLANT MATERIAL FROM DWR PLANT LIST TO BE USED IN ALL SCOTTSDALE AREAS.

ALL LANDSCAPE AREAS TO BE WATERED WITH AN AUTOMATED UNDERGROUND IRRIGATION SYSTEM. PLANTING BEDS TO BE WATERED W/ DWR IRRIGATION.

TREES, SHRUBS, & EDGE OF GROUND COVER SHALL NOT EXCEED 7'0" IN ANY ONE DIRECTION.

SALVAGED TREES & CACTUS TO BE TRANSPLANTED BACK ONTO THE SITE. REVEGETATED AREAS MUST COMPLY WITH THE SCOTTSDALE (10 5014).

ALL PLANTED & REVEGETATED AREAS SHALL BE COVERED WITH THE NATURAL SOIL TYPE DISCLOSED IN THE SOIL REPORT. ALL PLANTING SHALL BE DONE BY THE CITY OF SCOTTSDALE.

**MAINTENANCE NOTE**

ALL LANDSCAPE AREAS SHALL BE MAINTAINED IN A HEALTHY, NEAT, & WELL-KEPT CONDITION. MAINTENANCE FOR THIS PROPERTY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.

PARCEL ADDRESS: E. JOMAX ROAD / ZONING: -DR-2005 / -05 / NP-

**CITY SPACES**  
COMMERCIAL ARCHITECTURE  
URBAN DESIGN

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**RANCHO REATA OFFICES**  
Scottsdale, Arizona  
85261

**PLANTING PLAN**  
**L1**

29-DR-2005  
4/18/2005